

# Local Government Planning/Comprehensive Plans

## Accomack County Proposed Zoning Amendments

This project involved the development of Zoning and Subdivision ordinance amendments designed to implement the goals, objectives, and policies set forth in the 1989 Comprehensive Plan of Accomack County. The intention of the amendments is to facilitate the creation of a convenient, attractive, and harmonious community, and address the long-range plans for future development of the county. "Site Development Plan" regulations were proposed in additional zoning amendments funded in 1991 to encourage efficient use of land, and ensure that land will be used in a manner which is harmonious with neighboring properties and protects the natural environment and its resources.

*Accomack County*  
*Contact: Sandy Manter, 757.787.5726*  
*October 1991*  
*1990 Task 51, 1991 Task 51*



## Accomack County Comprehensive Plan

This project involved the revision of Accomack County's Comprehensive Plan to include topics not addressed or inadequately addressed in the county's previous comprehensive plan. The revision process emphasized public participation and consensus building. Citizen advisory committees were formed to identify issues of local concern and a newspaper survey was published to gauge citizen opinion on these issues. A professional facilitator was hired to conduct a series of public forums on the future of agriculture, the seafood industry, and waterfront development. A vision statement for Accomack County and maps showing preferred patterns of development were drafted during the public forums. The advisory committee recommendations, newspaper survey results and vision statements served as a basis for a draft revised comprehensive plan. The draft plan was distributed to all interested parties and presented at public meetings and hearings for comment. The revised plan, adopted by the County's Board of Supervisors in 1997, addresses point and non-point source pollution control, habitat management, shoreline erosion management, public waterfront access, and fisheries management.

*Accomack County*  
*Contact: Sandy Manter, 757.787.5726*  
*May 1997*  
*1995 Task 54*



## Town of Nassawadox Zoning Ordinance

The regulations put forth in this document are part of a comprehensive and long-range program to guide and facilitate the orderly and economic growth of the community; and to promote the health, safety, and general welfare of the town's citizens.

*Accomack-Northampton*  
*Planning District Commission*  
*Contact: Jim McGowan, 757.787.2936*  
*December 1992*  
*1991 Task 38*  
*(Coastal Technical Assistance Program)*



## Help Determine the Future of Accomack County !



**RESPECTING the PAST - CREATING the FUTURE**  
ACCOMACK COUNTY CITIZENS FORUMS

## Environmental Inventory and Land-Use Permitting/Tracking System

In this project, Accomack County expanded its environmental mapping system to include digitized tax parcel maps to include most of the environmentally sensitive lands in the County. The expansion of the system was made to facilitate and enhance review of development proposals and permit applications, and provide better analysis for rezoning decisions, especially in relation to the type and extent of development in coastal and other sensitive areas. Digitized maps include: special flood hazard areas, well-head protection areas, farm parcels in the Chesapeake Bay Protection Area, conservation priority areas, and septic systems.

*Accomack County*  
*Contact: Sandy Manter, 757.787.5726*  
*February 1994*  
*1992 Task 5.3*



# Local Government Planning/Comprehensive Plans

## Appomattox River Corridor Study

The Appomattox River is a major tributary of the James River. It flows in an easterly direction across the Piedmont and Coastal Plain of south-central Virginia from the confluence of the James and Appomattox Courthouse in Hopewell. This study documents the natural, scenic, historic, and man-made features of the river. Its purpose is to establish a regional database to help coastal planners and decision makers understand the complex nature of managing the river's resources, and support the creation of innovative solutions which can balance competing interests and protect valuable resources.

Phase I of the project was completed in 1993. It inventoried recreation and riverfront features such as river access, parks and recreation, as well as wildlife and natural areas. A total of 23 existing and potential public access sites were identified. Phase II of the study examined existing and future land use information, zoning, ownership patterns, water and sewer utilities, as well as soils and mineral resources. Phase III of the study addresses water quality issues policies, recent improvement efforts, and state and federal water quality regulations and programs.

*Crater Planning District Commission*

*Contact: Victor Liu, 804.861.1666*

*September 1995*

*1992 Task 35, 1993 Task 35, 1994 Task 35*

*(Coastal Technical Assistance Program)*



## Essex County Comprehensive Plan

This plan provides the basic policy framework to manage and direct future development in Essex County. It is designed to address the county's needs through the year 2010, thus providing a means to ensure orderly, managed growth and development.

*Essex County*

*Contact: 804.443.4331*

*November 1991*

*1990 Task 53*



## Northern Neck Land Use Tracking and Mapping System

The Northern Neck Planning District Commission developed a system of database programs designed to aid county officials in regulatory and land use planning. The system uses the most accurate records of past and present coastal development available and includes seven databases: a central database of tax map information; a septic database; a wetlands database; an erosion and sediment control database; a building permits database; an inspection database; a securities database, which includes bond provisions associated with building permits; and a zoning database. The County is currently developing an ArcInfo GIS system. The database system will continue to serve as an important tool in managing and protecting the natural resources of the Northern Neck until the new GIS system is in place. Reports detailing the development and implementation of the database system are available.

*Northern Neck Planning District Commission*

*Contact: Fraser Picard, 804.529.7400*

*November 1991, February 1993*

*1990 Task 33, 1991 Task 63*

*(Coastal Technical Assistance Program)*



## Gloucester County Creative Rural Development Program

This program specifically addresses rural development occurring outside targeted growth areas to encourage clustering, preservation of open space systems, and preservation of native vegetation as an integral part of development design. A manual was produced describing a package of ordinance revisions designed to manage rural development. Changes were needed to various sections of the Gloucester County Zoning Ordinance and Subdivision Regulations to implement the new rural zoning districts identified in the Comprehensive Plan updated in 1991.

*Gloucester County*

*Contact: Jeff Haughney, 804.693.4040*

*November 1994*

*1993 Task 55*



# Local Government Planning/Comprehensive Plans

## Buffer-Impaired Stream Segments in the Northern Virginia Coastal Zone

As part of its technical assistance grants, the Northern Virginia Planning District Commission coordinated and enlisted the help of volunteers to reforest denuded buffer areas along streams, wetlands and other water bodies in the planning district. A "Lessons Learned" report was written which describes the process developed by NVPDC to organize and establish a framework for promoting volunteer effort in a regional reforestation program.

The NVPDC developed a two-phase Riparian Restoration Analysis Initiative as a subproject of their 1993 and 1995 Technical Assistance grants. The goal of this initiative program was to help localities and local organizations identify riparian restoration opportunities. In Phase I, impaired buffer systems were identified using aerial photography and analyzed for restoration potential. All riparian segments within the planning boundaries were considered for restoration potential, including tidal portions of the Potomac River. Stream segments were defined as "buffer-impaired" when review of photographs indicated limited, or complete absence of, woody vegetative cover within the 100-foot buffer designated Resource Protection Areas required under the Chesapeake Bay Preservation Act. In some cases, stream segments were examined beyond these designated areas. A map was produced identifying potential target sites for revegetation/reforestation activities.

During Phase II, the map was digitized for use with NVPDC's Geographic Information System (GIS) system. Buffer-impaired stream segments were matched with different land uses already identified on NVPDC's GIS. The areas with the greatest potential for buffer restoration, generally those on publicly owned lands, were identified. The final map has been made available to Northern Virginia localities and local organizations involved in riparian restoration efforts.

*Northern Virginia Planning District Commission  
Contact: David Bulova, 703.642.0700  
September 1992, 1994, 1996  
1991 Task 31, 1993 Task 31, 1995 Task 31  
(Coastal Technical Assistance Program)*



## Richmond County Land Management Ordinance

This ordinance was adopted to guide development in Richmond County in accordance with the County's existing and future needs, while also improving the public health, safety, convenience, and welfare of the County's citizens.

*Richmond County  
Contact: Bill Duncanson, 804.333.3415  
December 1991  
1990 Task 61*



## Discussion Paper: Transferable Development Rights in Northern Virginia

Transferable Development Rights (TDRs) is a planning concept that offers a potentially effective tool to localities that want to protect valuable coastal and natural resource areas by focusing growth in urban areas and along transportation corridors.

NVPDC's discussion paper on transferable development rights traces the legislative history of TDRs and details the important issues surrounding the concept as described by various interest groups. The discussion paper outlines specific examples from existing programs where TDRs have proven successful and where TDRs have fallen short of their full potential.

*Northern Virginia Planning District Commission  
Contact: David Bulova, 703.642.0700  
November 1993  
1992 Task 31  
(Coastal Technical Assistance Program)*



# Local Government Planning/Comprehensive Plans

## Richmond Regional Environmental Goals, Objectives and Policies

This report outlines a set of goals, objectives and policies developed by the Planning District Commission as a framework for commission discussion of regional environmental issues and actions, and a framework for environmental program development and preparation of detailed environmental plans and studies. The report also serves as a reference tool for member governments preparing local environmental plans and studies.

*Richmond Regional Planning District Commission  
Contact: Larry McCarty, 804.358.3684  
December 1993  
1991 Task 34  
(Coastal Technical Assistance Program)*  
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## King George County Comprehensive Plan

The document presents a general, long-range comprehensive plan for development in King George County. The County's previous comprehensive plan was adopted in October of 1984.

*King George County  
Contact: 703.775.7111  
December 1991  
1990 Task 32*  
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## City of Richmond Master Plan - Environmental Element

As a component of the City of Richmond's Master Plan, the Environmental Element provides a framework to guide businesses, residents, and community leaders in making environmentally-sensitive decisions. This component presents policies and directions for city actions, and recommends projects and programs to prevent or reduce environmental degradation.

*City of Richmond  
Contact: Heather Mackey, 804.780.6310  
February 1992  
1990 Task 60*  
❖

# Local Government Planning/Comprehensive Plans

## Unregulated Dams in Charles City and New Kent Counties

Small dams that are not regulated by the state far outnumber those that are regulated. Small dam owners and local staff are largely on their own when seeking information on construction and maintenance of small unregulated dams. Working with Charles City County, New Kent County, and the Department of Conservation & Recreation, Richmond Regional Planning District Commission staff inventoried and inspected selected dams in both counties, and collected construction and maintenance information. A dam assessment procedure was developed for use by local governments, who will work with dam owners to take appropriate action when necessary to eliminate potential problems which can lead to dam failure.

*Richmond Regional Planning District Commission*  
Contact: Larry McCarty, 804.358.3684  
November 1993  
1992 Task 34  
(Coastal Technical Assistance Program)



## Chesapeake Bay Protection Act Comprehensive Plan Consistency Issues

The City of Richmond contracted with the Richmond Regional Planning District Commission and the Chesapeake Bay Local Assistance Department for assistance in reviewing the city's Chesapeake Bay Program. This project addressed six comprehensive plan consistency issues. Master Plan Environmental Element text amendments were drafted on two issues: streambank erosion and waterfront public access. Discussion papers regarding water quality improvement alternatives for intensively developed areas, and potential impacts to water quality of existing and potential land uses in the floodplain area east of Interstate 95 and south of the James River were produced. Portions of these text amendments and discussion papers will be incorporated into the comprehensive update of the city's Master Plan.

*City of Richmond*  
Contact: Heather Mackey, 804.780.6313  
October 1996  
1995 Task 56



## Chesterfield County Flood Hazard Mitigation Study

Flood damage to structures built within floodplains results in annual losses in the millions of dollars. The prevention of this type of damage is key to reducing losses. As part of its technical assistance award from the Coastal Program, the Richmond Regional Planning District Commission, working with the Department of Conservation & Recreation (DCR) and Chesterfield County, assessed flood hazards for the county using a methodology developed by DCR. The results of the assessment are contained in this report. While this assessment procedure has been used in rural areas, this marked the first use of the procedures in a suburban setting. The procedure is useful to local jurisdictions assessing potential flood damage and will help them qualify for federal and state funding designed to eliminate flood hazards.

*Richmond Regional Planning District Commission*  
Contact: Larry McCarty, 804.358.3684  
November 1993  
1992 Task 34  
(Coastal Technical Assistance Program)

